063.0	0004	0007.A	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	947,600	/	947,600
USE VALUE:	947,600	/	947,600
ASSESSED:	947,600	/	947,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAHILL MARY ANN TRS--ETAL
Owner 2:	PIGOTT CHARLES A
Owner 3:	
Street 1:	47 DUDLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,798 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1990, having primarily Brick Exterior and 1676 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	7798.000	371,600	10,900	565,100	947,600
Total Card	0.179	371,600	10,900	565,100	947,600
Total Parcel	0.179	371,600	10,900	565,100	947,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 565.39 | /Parcel: 565.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	40887
GIS Ref	
GIS Ref	
Insp Date	03/16/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 063.0-0004-0007.A

!5508!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	371,600	10900	7,798.	555,800	938,300	938,300	Year End Roll	12/18/2019
2019	332	FV	346,000	11300	7,798.	518,700	876,000	876,000	Year End Roll	1/3/2019
2018	332	FV	346,000	11300	7,798.	463,200	820,500	820,500	Year End Roll	12/20/2017
2017	332	FV	346,000	11300	7,798.	407,600	764,900	764,900	Year End Roll	1/3/2017
2016	332	FV	308,000	11300	7,798.	305,700	625,000	625,000	Year End	1/4/2016
2015	332	FV	297,000	11700	7,798.	277,900	586,600	586,600	Year End Roll	12/11/2014
2014	332	FV	297,000	11700	7,798.	277,900	586,600	586,600	Year End Roll	12/16/2013
2013	332	FV	297,000	11700	7,798.	277,900	586,600	586,600		12/13/2012

PRINT

Date	Time
12/10/20	20:23:30

LAST REV

Date	Time
06/03/19	16:36:01
apro	

USER DEFINED

Prior Id # 1:	40887
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5508

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18611-374		10/1/1987		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2014	1011	Sign	6,840		8/18/2014			Replace existing s
7/8/2013	1034	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2019	I & E Return	JO	Jenny O
3/27/2017	I & E Return	MM	Mary M
4/19/2016	I & E Return	EMK	Ellen K
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
3/16/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	263	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		7798		Sq. Ft.	Site		0	30.5	2.38	CA									565,060						565,100	

Total AC/HA:	0.17902	Total SF/SM:	7798	Parcel LUC:	332	Auto Repair	Prime NB Desc:	COMM AVG	Total:	565,060	Spl Credit		Total: 565,100

EXTERIOR INFORMATION

Type:	39 - Repair Gar.
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	AA+ - Superior (+)		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	5 - Minimul		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	15. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.1 %

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	1.25000000
Const Adj.:	0.99720263
Adj $ / SQ:	81.023
Other Features:	5000
Grade Factor:	2.35
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437644
Depreciation:	66084
Depreciated Total:	371560

COMMENTS

1990 / INSTANT OIL CHANGE - FURNACE
BURNS USED OIL - 4 HOLDING TANKS FOR OIL.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths:				HB 2		

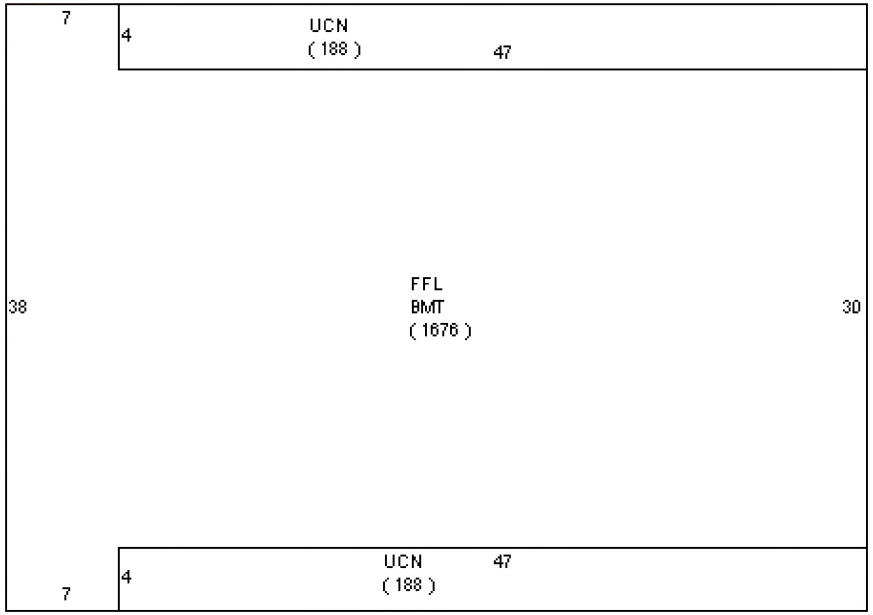
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,676	24.310	40,738
FFL	First Floor	1,676	81.020	135,794
UCN	Canopy	376	12.500	4,699
Net Sketched Area:		3,728	Total:	181,231
Size Ad	1676	Gross Are	3728	FinArea 1676

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	190.40
Special Features:	0	Val/Su Net:	99.68
Final Total:	371600	Val/Su SzAd	221.72

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0004-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	5500	A	AV	1997	2.41	T	17.6	332			10,900			10,900

More: N	Total Yard Items:	10,900	Total Special Featues:		Total: 10,900